

RESOLUTION NO. 15-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A SITE PLAN LEVEL IV DEVELOPMENT PERMIT (“BEACH DEVELOPMENT”) PERMIT FOR THE DEVELOPMENT OF A RESIDENTIAL PROJECT WITH SIDE AND REAR YARD SETBACKS REDUCED PURSUANT TO SECTION 47-12.5.E.1. OF THE ULDR LOCATED AT 740 BAYSHORE DRIVE, FORT LAUDERDALE, FLORIDA IN A NBRA DISTRICT.

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WHEREAS, Section 47-24.1 of the Unified Land Development Regulations (hereinafter “ULDR”) of the City of Fort Lauderdale, Florida provides that no development of property in the City shall be permitted without first obtaining a development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, Section 47-12.6 provides additional requirements for development application pursuant to Section 47-24 for development within the Central Beach area; and

WHEREAS, 740 Bayshore LLC submitted a development application and plan for a residential development with reduced side and rear yard setbacks located at 740 Bayshore Drive, Fort Lauderdale, Florida and located in a NBRA zoning district associated with the development known as Bayshore 740; and

WHEREAS, the Development Review Committee (PZ Case No. R14049) at its meeting of November 12, 2014, recommended approval of the proposed site plan to the City Commission; and

WHEREAS, the Planning and Zoning Board at its meeting of January 20, 2015 recommended approval of the proposed site plan to the City Commission; and

WHEREAS, the City Commission reviewed the development application and plan submitted by the applicant, as required by the ULDR of the City of Fort Lauderdale, and finds that the proposed development or use meets the standards and requirements of the ULDR and criteria for a Site Plan Level IV development within the central beach area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That each WHEREAS clause set forth above is true and correct and incorporated herein by this reference.

SECTION 2. That the Site Plan Level IV development application submitted to construct a residential development, with side and rear yard setbacks reduced pursuant to Section 47-12.5.E.1., located at 740 Bayshore Drive, Fort Lauderdale, Florida, located in a NBRA zoning district is hereby approved, subject to the modifications and conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission; including and not limited to the conditions imposed at the March 17, 2015 Commission meeting.

SECTION 3. That pursuant to the provisions of the ULDR of the City of Fort Lauderdale, Florida, the proper City officials are hereby authorized to issue the necessary building and use permits.

SECTION 4. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 5. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this the \_\_\_\_ day of \_\_\_\_\_, 2015.

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Mayor  
JOHN P. "JACK" SEILER

ATTEST:

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City Clerk  
JONDA K. JOSEPH